

Downtown West:

Development Anchors • Challenges • Opportunities



Planning Division
Development Services Department
City of Hartford, Connecticut
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Purpose

In early 2005, Mayor Eddie Perez asked the Development Services Department to undertake a review and analysis of a portion of the Hartford Downtown.

The purpose of the review was to develop an Opportunities Plan to guide public and private investment.

For the purpose of the analysis, Downtown was divided into four sections.

The focus of this review, referred to here as ‘Downtown West’, is the area bounded by

West: Cogswell Street / Myrtle Street/ Edwards Street

North: Walnut Street / Main Street

East: Trumbull Street

South: Jewell / Ford / Asylum

This area is shown on the aerial photo and six maps at the end of this document.

This Opportunities Plan focuses on six components

- Development Anchors
- Cultural and Entertainment Assets
- Development Challenges / Opportunities
- Potential Sites for a Parking Garage
- Office / Mixed Use Opportunities
- Housing Opportunities

Occasionally, discussion of these issues touches on locations outside of Downtown West, because activities and development in one area naturally have an impact in adjacent areas. Wherever possible, only outside influences of city wide or regional significance were examined.

Development Anchors

A development anchor is a place, structure, or institution that brings a positive influence to a location. Further positive development can then capitalize on that influence.

The Planning Division updated the Land Use Conditions Map for Downtown West. This updated map serves as the basis for this review.

Institutional & Public Spaces

State Capitol

While the Gold Dome of the State Capital Building is outside the boundaries of the review area, it offers an inviting and invigorating view throughout Downtown West.

Bushnell Park

An expansive green space in the center of an urban area is a major asset.

Union Station

8 on Development Locations Map

This regionally significant transit hub offers bus and train connections to New Haven, Metro North, and Springfield, and Amtrak service to Boston. It will also be a terminal for the planned busway to New Britain, which will include stops in Hartford, West Hartford, and Newington.

Civic Center

4 on Development Locations Map

UConn basketball, minor league hockey, the circus, concerts, and other events attract visitors to Downtown

Cotter Federal Building

7 on Development Locations Map

This federal office building adds another layer to the different government entities present in Hartford's Downtown.

St. Patrick / St. Anthony Church and Urban Center

10 on Development Locations Map

Known for its efforts to alleviate poverty, St. Patrick / St. Anthony draws is parishioners from a wide geographic area. Just as notable are its architecturally significant buildings.

Development Anchors

State Capitol



Bushnell Park



Union Station



Civic Center

Development Anchors

Cotter Federal Building



St. Patrick – St. Anthony Church



City Place



Lincoln Financial Metro Center

Private Sector

City Place I and City Place II (Trumbull St.)

3 on Development Locations Map

This 38-story building and its companion 18-story office complex house many prestigious firms, with floor area totaling over 1.1 million square feet.

Metro Center (Church St)

6 on Development Locations Map

This 12-story high-rise is the home of Lincoln Financial. The complex has 290,000 square feet.

AT&T (Former SBC) Complex (Trumbull St)

2 on Development Locations Map

This facility is a major location for this national telecommunications company.

Goodwin Square Hotel and Office Complex (Avon St.)

3 on Entertainment/Accommodations Map

This 30 story high-rise complex has 331,000 square feet. The 124-room hotel portion of the complex represents historic Hartford architecture at its best.

Hartford 21

4 on Development Locations Map

This 34 story high-rise building will house 262 residential units (currently under construction,) and retail shops along Asylum and Trumbull Streets.

Hilton Hotel

5 on Development Locations Map

This 309-room hotel reopened in early 2005 after extensive renovations.

55 On the Park

1 on Development Locations Map

This newly renovated building offers 110 residential units at the corner of Trumbull and Jewell Streets.

Development Anchors

Former SBC Building



Goodwin Hotel



Hilton Hotel



55 On The Park

Interstate Access

Six entrance /exit ramps to Interstate 84 and almost immediate access to I-91 make this area extremely accessible.

Entertainment & Cultural

The entertainment and cultural offerings in this area include a range of destinations in and adjacent to Downtown West, such as the Civic Center, the Bushnell Center for the Performing Arts, the Hartford Stage, TheaterWorks, and the Wadsworth Athenaeum.

Over 25 restaurants and/or taverns exist within Downtown West. Several of these feature nighttime entertainment, which attract folks to the area.

An inventory of cultural and entertainment venues in Downtown West is included as one of the maps at the end of this document.

Development Challenges & Opportunities

1. Main / Trumbull Vacant Building

8 on Development Locations Map

This blighted building is visible from two interstates, greeting all motorists entering downtown Hartford. The rehabilitation or demolition of this building is a high priority.

2. Myrtle St. Vacant Building (the former Capital West Building)

7 on Development Locations Map

A proposal exists to convert this eyesore office building into ninety residential units. Its current condition is a detriment to the City's image.

3. Proposed Public Safety Complex (on the border with Downtown North)

6 on Development Locations Map

Downtown West would benefit from public investment in this site that is adjacent to Downtown North.

4. Mass Mutual Site (Asylum Hill)

9 on Development Locations Map

This extraordinary historic site containing 140,000 square feet of office space exists on eleven acres is currently on the market. If this site were no longer suitable for corporate use, it would be attractive for high-end housing or mixed-use development.

5. YMCA (Jewell / Pearl / Ann Streets)

1 on Development Locations Map

The YMCA is interested in removing itself from the housing business, and has sought proposals to develop this site for high-end condominium development. A developer has been selected and negotiations are underway.

6. Bond Hotel

3 on Development Locations Map

The conversion of this 114-unit hotel to an extended stay hotel is ongoing.

7. Ford/ Pearl/ Asylum

2 on Development Locations Map

This prime 2-acre site facing Bushnell Park is an excellent candidate for housing, as it overlooks the park and is close to the train station.

8. Allyn St Parking Lot

4 on Development Locations Map

This vacant site could serve as the location of a parking garage mid-block, which could incorporate mixed-use development facing High St.

9. 370 Asylum St

8 on Office Locations Map

This modern 75,000 square foot office building sits empty. Access issues and a lack of parking near the site have proven problematic in the past. The creation of a parking garage in the vicinity, and implementation of a 2-way street pattern on High St would help alleviate these difficulties.

10. 410 Asylum St.

5 on Development Locations Map

This former office building has been proposed for conversion to residential housing.

11. 266 Pearl St

11 on Residential Map

This former office building is being converted for residential use.

Adjacent Downtown North

12. 1212 Main St (aka 12b)

#11 on Development Locations Map

This site has been proposed as a location for Downtown developments on a number of occasions. It boasts visibility and access to Interstates, but may require assemblage of a larger parcel for prime utilization.

13. Trumbull / Pleasant / Windsor #10 on Development Locations Map

This vacant site owned by Rensselaer could be developed with a parking garage, if there were adjacent user development or there were a shuttle trolley to Downtown.

Development Challenges

1161 Main Street



1-7 Myrtle Street



Site of Future Public Safety Complex



Mass Mutual

Development Challenges

YMCA



Bond Hotel



Ford, Pearl, and Asylum Street



Allyn Street Parking Lot

Development Challenges

1212 Main Street –
Development Site



370 Asylum Street



266 Pearl Street



410 Asylum Street

Parking Inventory

In any urban area, the existence of parking is often key to the success of potential development.

Almost 30 acres of Downtown West are currently utilized for surface parking lots. 3700 vehicles park in these lots. Another 3950 vehicles park in 5 main garages.

The Planning Division has identified four sites for further study as public garage locations. These sites are shown on the Development Opportunities Map.

1. Mid-block on Pearl Street between Trumbull and Ann Street through to Jewell Street
2. Mid block on Pearl Street between Ann and Ford Streets through to Asylum Street
3. Mid-block on Allyn Street between Ann and High Streets through to Church Street

Adjacent Downtown North

4. Main Street between Pleasant and Trumbull Streets.

The Hartford Parking Authority has commissioned a parking demand study incorporating these sites.

Office and Mixed-Use Opportunities

While the market for new Downtown businesses is unknown, the need for upgraded facilities among existing businesses will always exist. Typically, these needs require the construction of new facilities as well as the improvement of existing facilities.

The Planning Division has identified six sites for further study as potential sites for office or mixed-use development.

These sites are shown on the Development Opportunities Map.

1. Corner of Asylum and Ann Streets (.66 acre)
2. Corner of High St and Allyn St (2.16 acres)
3. Corner of Church and High St (2.63 acres)

Adjacent Downtown North

4. 1212 Main St (3.38 acres)
5. Main / Trumbull / Pleasant Streets (3.17 acres)

Housing Opportunities

This review of housing opportunities in Downtown West should be read in conjunction with the *City-Wide Housing Production Strategy* published by the Development Services Department in May 2005.

In 2000 there were 659 housing units in Downtown West. Between 2000 and 2005, an additional 156 units were constructed. 362 units are currently under construction. Therefore, in five short years the number of housing units increased almost 80 percent.

Additional housing development is also proposed for 266 Pearl St, and 410 Asylum St.

The Planning Division has identified seven sites for further study for development with residential units, as shown on the Housing Opportunities Map.

1. YMCA site (Jewell / Pearl/ Asylum) (1.3 acres)
2. Ford / Pearl/ Asylum (2 acres)
3. Union St and Allyn St (.54 acre)
4. Allyn / High/ Church St (1.15 acres)

Adjacent Downtown North

5. Pleasant / Main / Chapel St North triangle (.6 acre)
6. Main, Trumbull and Pleasant St. (3.17 acres)
7. Ann, High and Chapel St North (2 acres)

Overall Development Opportunity Themes

Downtown West has many development anchors, and some terrific development opportunities that could be fostered by targeted public investments and public / private partnerships.

Downtown West will be a mosaic of day and night activities. First class office space will exist alongside residential housing, niche retail uses, cultural and civic activities, and a mix of entertainment venues.

Pedestrian friendly streetscape improvements need to be planned, funded and carried out.

Trumbull Street pedestrian improvements are currently under design, and similar improvements must be initiated on other Downtown streets.

Vehicle circulation should improve with the planned conversion of Ann and High Streets and a portion of Asylum from one-way traffic to two-way.

A trolley-bus system serving Downtown would be a welcome addition to existing transit systems, especially as it may relate to the opening of the Convention Center in Downtown East.

Public and Private Investment can capitalize on the strengths of Hartford. Some of these strengths are the Connecticut River, major urban parks, the state capitol, major national employers, a concentrated population center, educational and historic resources, and connections to major transportation links.

Action Items

1. Implement the Housing Production Plan Strategy to increase pedestrian presence on the street.
2. Plan and implement pedestrian-friendly circulation and streetscape improvements.
3. Seek funding for a new public garage.
4. Market the availability of historic rehabilitation tax credits.
5. Anticipate the retention and expansion needs of existing employers and plan for the availability of suitable sites.
6. Implement a plan to make Ann and High Streets as well as a portion of Asylum streets open to two-way traffic.
7. Implement a trolley-bus system in Downtown.
8. Implement the Downtown Entertainment District Task Force's recommendations.
9. Think creatively about the availability of sites (i.e. close streets, combine parcels, create new streets, etc.)
10. Review zoning to consider transit-oriented uses around Union Station and the Busway.
11. Review zoning to anticipate and mitigate the conflicts between Downtown residential uses and Downtown entertainment uses.
12. Plan smaller areas within the context of an overall vision of the City.
13. Provide a climate that encourages private sector investment.
14. Foster a spirit that "It can be done in Hartford" by supporting efforts like the Hartford Image Project and the Arts Council.
15. Be flexible.

Acknowledgement

This document was prepared by the Development Services Department.

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Planning Division

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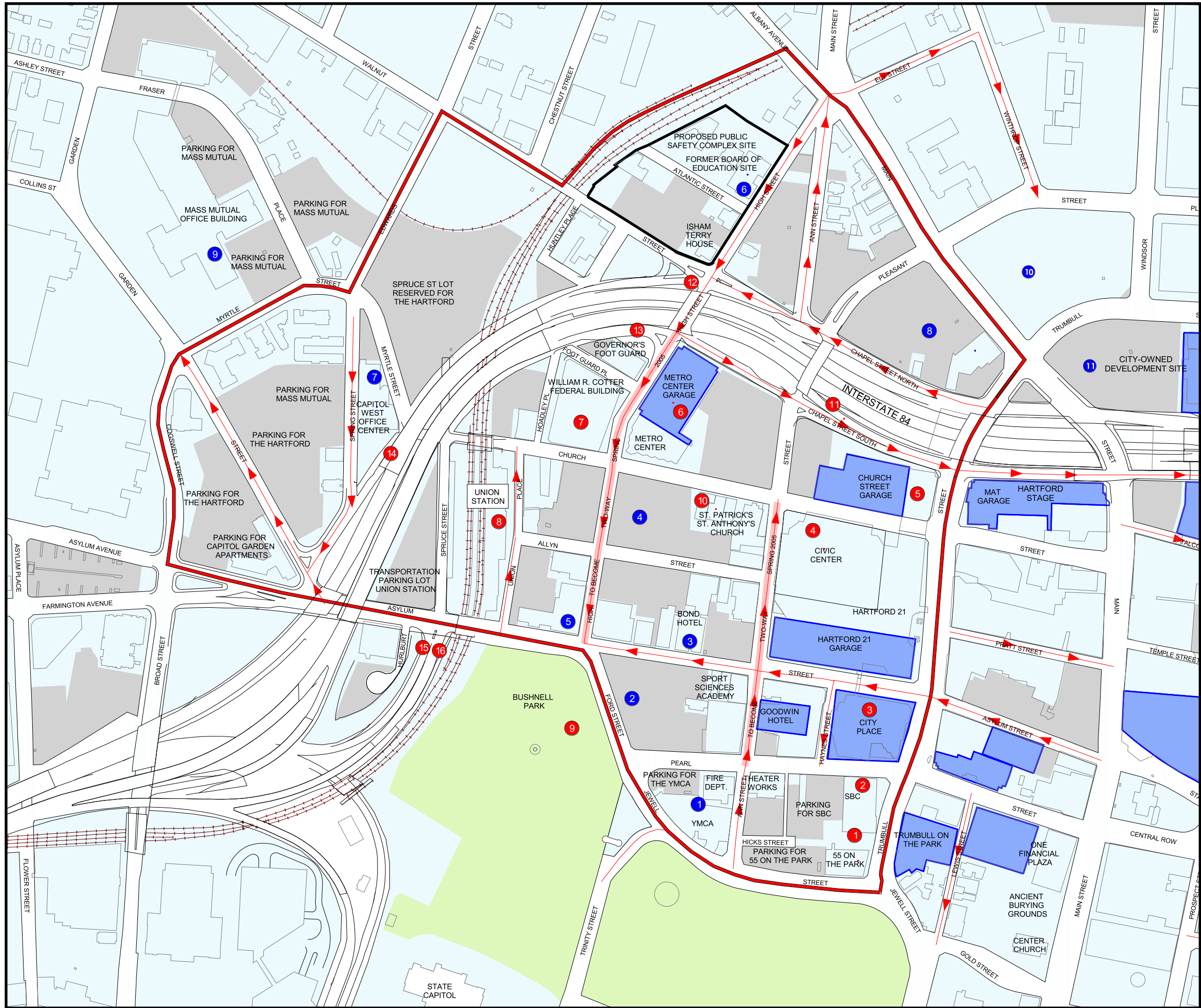
DOWNTOWN WEST - AERIAL VIEW *

*Source: Aerial photo provided by MDC, 2003 flyover.



Map prepared by the City of Hartford Planning Division
of the Development Services Department, April 2005.

Revised May 2005



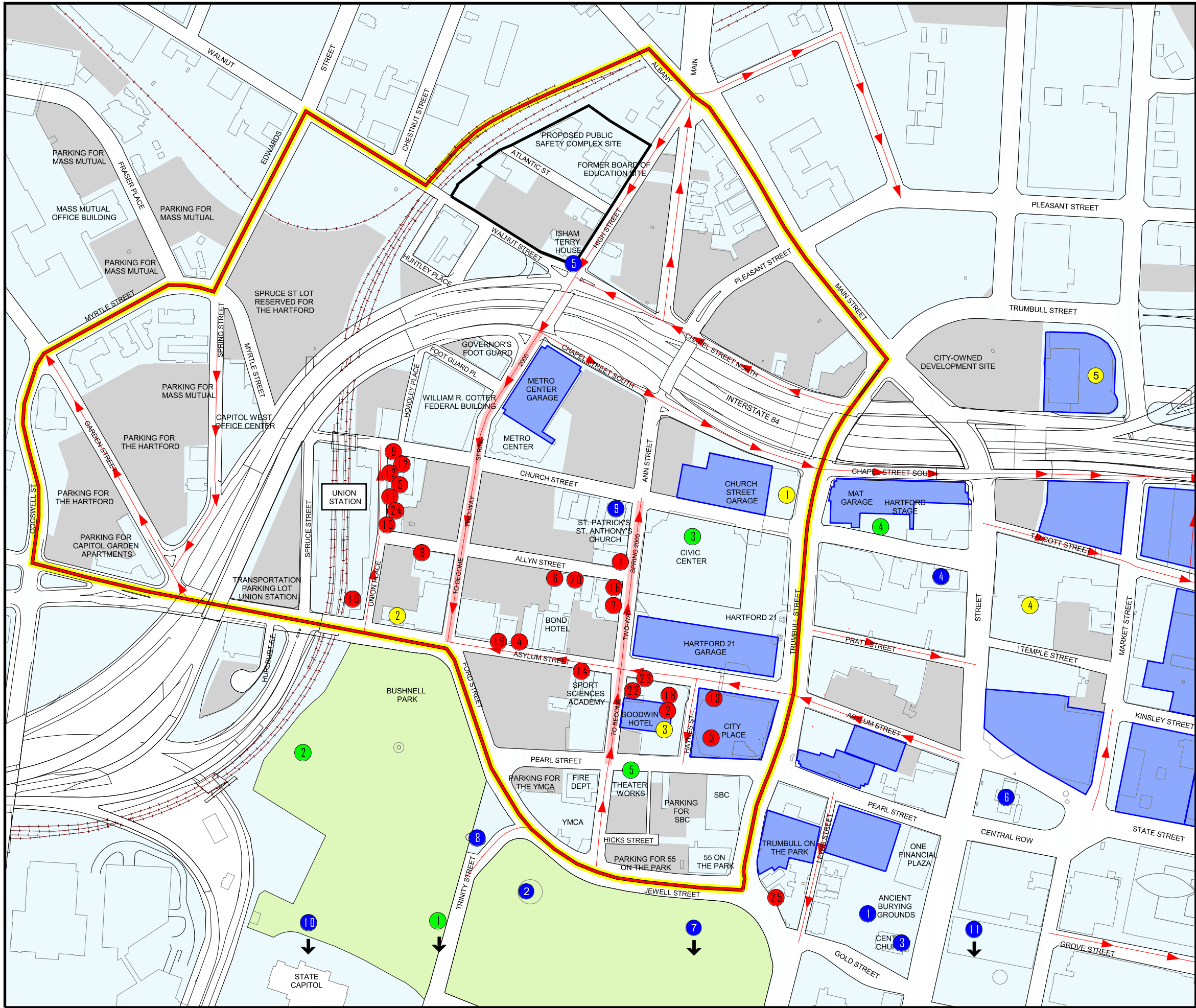
DOWNTOWN WEST DEVELOPMENT LOCATIONS

1 DEVELOPMENT ANCHORS

- 55 ON THE PARK
- SBC
- CITY PLACE
- CIVIC CENTER
- HILTON
- METRO CENTER - LINCOLN FINANCIAL
- COTTER FEDERAL BUILDING
- UNION STATION
- BUSHNELL PARK
- ST PATRICK'S / ST ANTHONY'S
- MAIN STREET EXIT OFF I 84 EASTBOUND
- CHapel ST NORTH ENTRANCE TO I 84 WESTBOUND
- CHapel ST EXIT OFF I 84 EASTBOUND
- ASYLUM ST EXIT OFF I 84 WESTBOUND
- ASYLUM ST ENTRANCE RAMP TO I 84 WESTBOUND
- ASYLUM ST EXIT OFF I 84 EASTBOUND

1 DEVELOPMENT CHALLENGES / OPPORTUNITIES

- YMCA / FIRE STATION
- FORD / PEARL / ASYLUM
- BOND HOTEL
- ALLYN ST PARKING LOT
- ASYLUM OPPOSITE BUSHNELL PARK
- PUBLIC SAFETY SITE
- MYRTLE / SPRING ST VACANT BUILDING
- MAIN / TRUMBULL ST VACANT BUILDING
- MASS MUTUAL
- TRUMBULL / PLEASANT / WINDSOR
- TRUMBULL / MAIN - CITY-OWNED PARCEL



DOWNTOWN WEST ENTERTAINMENT

ACCOMODATIONS

- 1 HILTON HARTFORD HOTEL - 309 ROOMS
- 2 HOLIDAY INN EXPRESS - 96 ROOMS
- 3 GOODWIN HOTEL - 124 ROOMS
- 4 RESIDENCE INN BY MARRIOTT DOWNTOWN HARTFORD - 52 ROOMS
- 5 CROWN PLAZA HARTFORD HOTEL - 350 ROOMS

CULTURAL / HISTORICAL

- 1 ANCIENT BURYING GROUND
- 2 BUSHNELL PARK CAROUSEL
- 3 CENTER CHURCH
- 4 CHRIST CHURCH CATHEDRAL
- 5 ISHAM-TERRY HOUSE
- 6 OLD STATE HOUSE
- 7 PUMP HOUSE GALLERY
- 8 SOLDIERS AND SAILORS MEMORIAL ARCH
- 9 ST PATRICK AND ST ANTHONY CHURCH
- 10 STATE CAPITOL
- 11 WADSWORTH ATHENEUM

ENTERTAINMENT

- 1 BUSHNELL CENTER FOR PERFORMING ARTS - 3,900 SEATS
- 2 BUSHNELL PARK PERFORMANCE PAVILION
- 3 CIVIC CENTER - 16,500 SEATS
- 4 HARTFORD STAGE - 689 SEATS
- 5 THEATER WORKS - 200 SEATS

RESTAURANT / BAR

- 1 AGAVE GRILL AND TEQUILA BAR
- 2 AMERICA'S CUP BAR AND LOUNGE
- 3 AU BON PAIN
- 4 BLACK EYED SALLY'S
- 5 BOURBON STREET NORTH
- 6 BRICKYARD CAFE
- 7 CLUB BLU
- 8 COACH'S SPORTS BAR AND GIRLLE
- 9 FEDERAL CAFE
- 10 HOT TOMATO'S
- 11 LE BON TEMPS ROULEZ
- 12 MAD DAWG'S ROCK N' ROLL SALOON
- 13 MAX DOWNTOWN
- 14 MAYOR MIKE'S
- 15 PAPA'S PIZZA RESTAURANT
- 16 PASTIS
- 17 PAUL'S WING IT
- 18 PIERPOINT'S RESTAURANT
- 19 PIGS EYE PUB
- 20 STANDING STONE CAFE
- 21 STARBUCK'S
- 22 TAPAS ON ANN
- 23 THE RED PLATE
- 24 UP OR ON THE ROCKS
- 25 VITO'S BY THE PARK

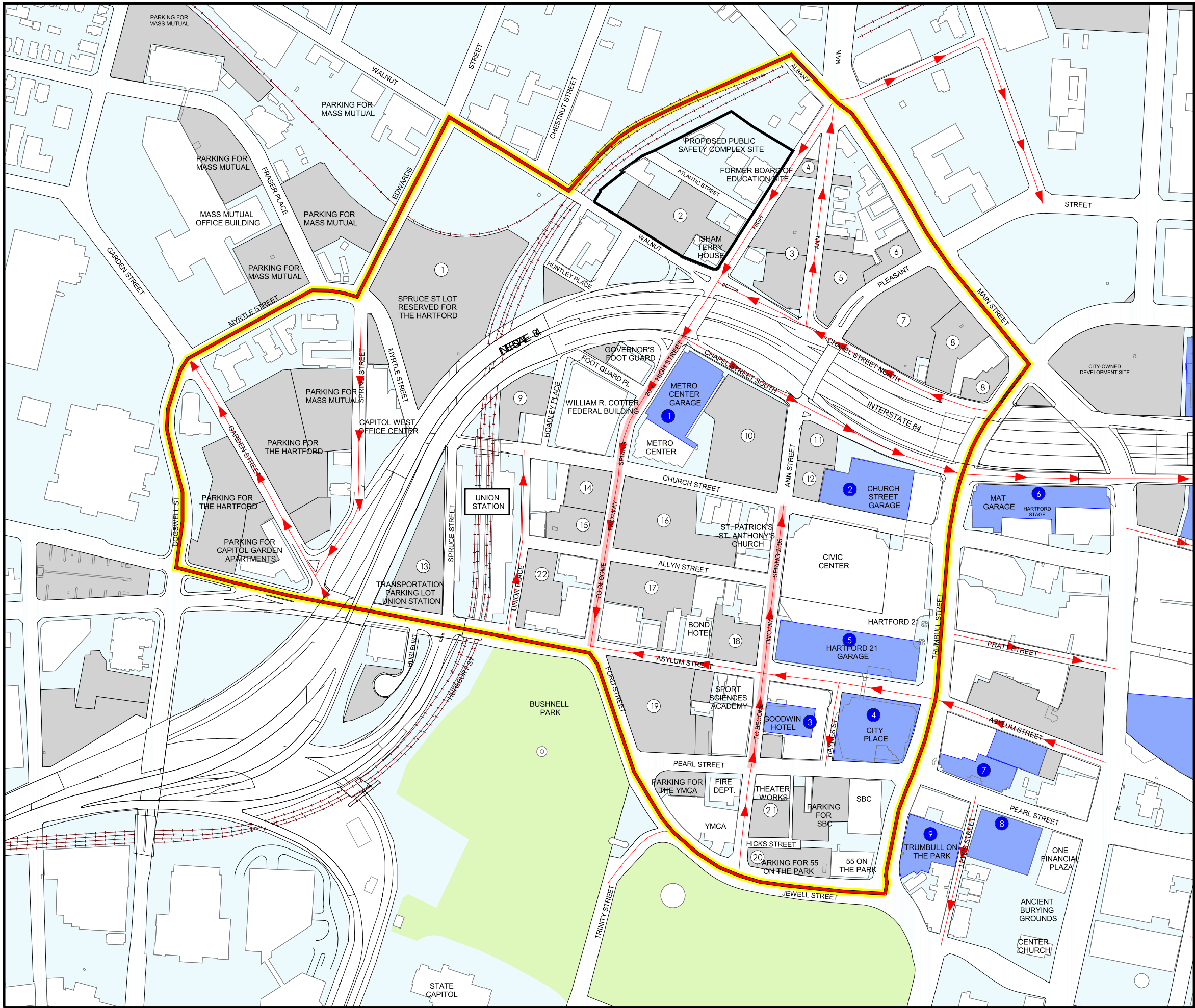
EXISTING PARKING

- PARKING GARAGE
- SURFACE PARKING LOT



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DOWNTOWN WEST - PARKING

SURFACE PARKING LOT

SURFACE PARKING LOTS IN DOWNTOWN WEST AREA

LOCATION	ESTIMATED CAPACITY	ESTIMATED ACREAGE
1. Edwards & Myrtle	653	5.25
2. Atlantic/High/Walnut	312	2.50
3. Ann/High/Chapel St. No.	217	1.74
4. Block North of #3	15	0.11
5. Ann & Pleasant	59	0.47
6. Main & Pleasant	21	0.17
7. Chapel St. No./Pleasant/Main	250	3.17
8. Chapel St. No./Trumbull/Main	227	
9. Church & Hoadley	80	0.94
10. Chapel St. So./Ann/Church	267	2.63
11. Ann & Chapel St. So.	35	0.28
12. Ann & Church	25	0.23
13. Spruce & Asylum	300	1.38
14. Church & High	80	0.57
15. Church & Allyn	75	0.57
16. Church/High/Allyn	297	2.16
17. High & Allyn	235	1.89
18. Ann & Asylum	100	0.66
19. Pearl/Ford/Asylum	200	2.08
20. Ann & Jewell	100	1.70
21. Ann & Hicks	100	0.47
22. Union and Allyn	100	0.54
TOTAL	3,707	29.51 acres

PARKING GARAGE

PARKING GARAGES IN DOWNTOWN WEST AREA

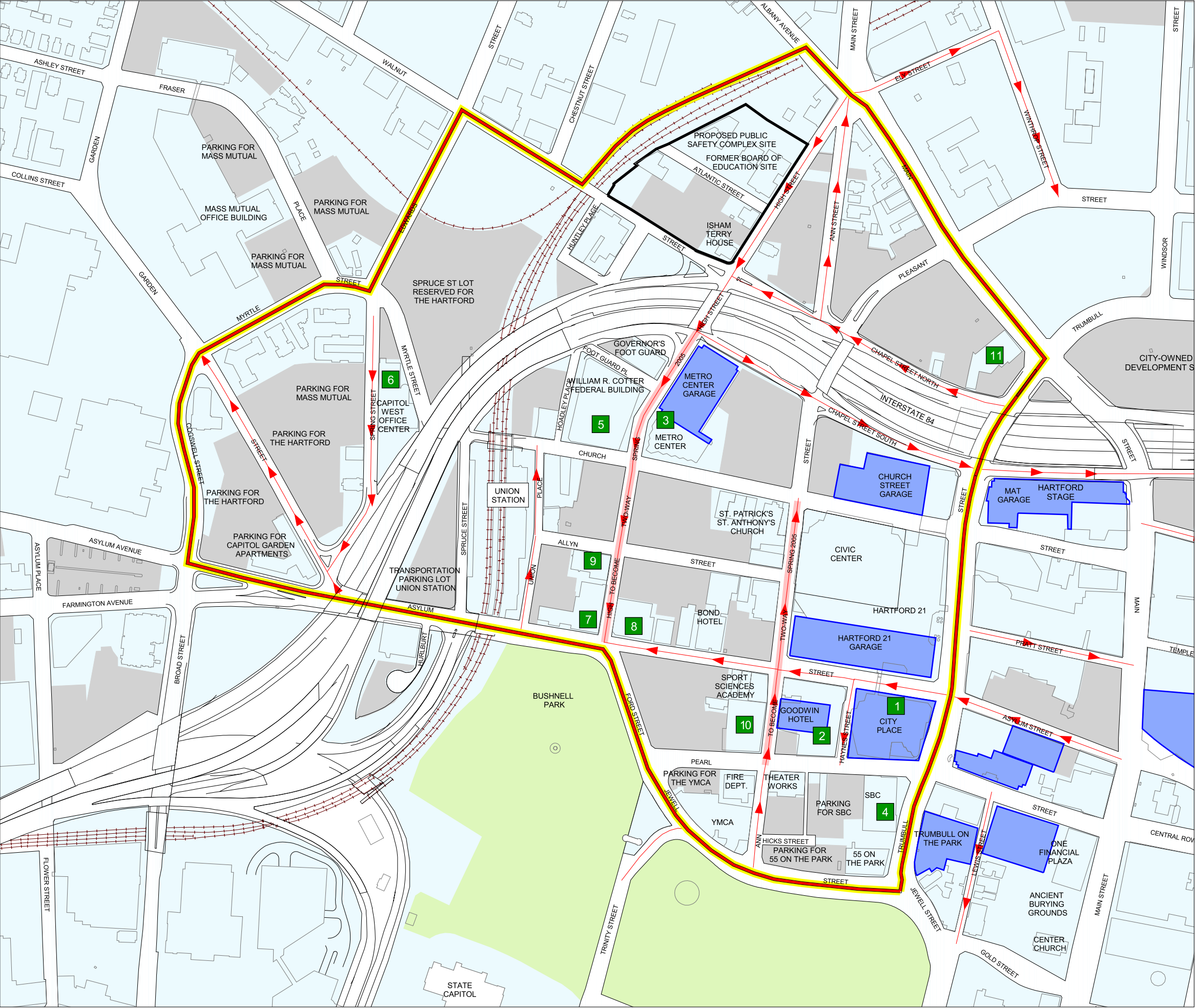
LOCATION	CAPACITY
1. Metro Center	1,215
2. Church St.	1,300
3. Goodwin Hotel	319
4. City Place	300
5. Hartford 21*	816
TOTAL	3,950
EAST SIDE OF TRUMBULL (OUTSIDE AREA BOUNDARY)	
6. MAT	975
7. 100 Pearl	250
8. Financial Plaza	1,100
9. Trumbull on the Park*	603
TOTAL	2,928
* Under Construction.	

Source: Hartford Parking Authority and Planning Division Estimates



Map prepared by the City of Hartford Planning Division of the Development Services Department, April 2005.

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DOWNTOWN WEST - OFFICE

OFFICE LOCATION WITH OVER 50,000 SF OF SPACE

ADDRESS	S.F. ESTIMATE
1. 185 Asylum St. (City Place I and II)	1,110,260
2. 225 Asylum St. (Goodwin Square)	331,000
3. 350 Church St. (Metro Center)	290,000
4. 111 Trumbull St. (SBC)	242,601
5. 135 High St. (Federal Building)	188,390
6. 1 Myrtle St. *	169,422
7. 410 Asylum Street	100,000
8. 370 Asylum Street	75,000
9. 179 Allyn St. (aka 53 High St.)	63,000
10. 266 Pearl St. *	55,970
11. 1161 Main	50,950
TOTAL	2,625,643 S.F.

* Proposed to be converted to housing

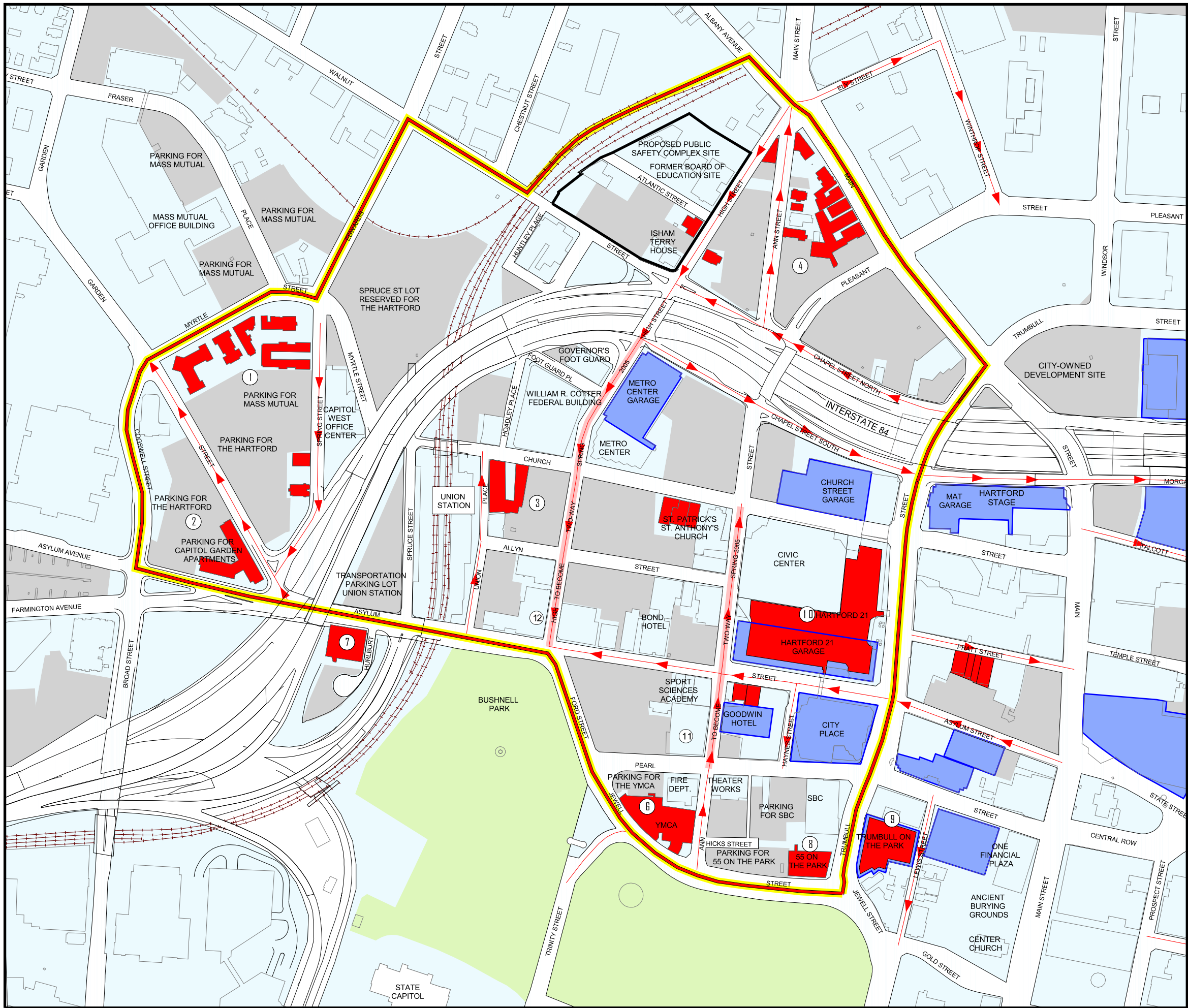
EXISTING PARKING

- PARKING GARAGE
- SURFACE PARKING LOT



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DOWNTOWN WEST - RESIDENTIAL HOUSING UNITS

STRUCTURES WITH RESIDENTIAL UNITS AS OF 12/2004

2000 CENSUS COUNTS

- ① MYRTLE STREET / SPRING STREET - 151 UNITS
- ② ASYLUM STREET / GARDEN STREET - 266 UNITS
- ③ UNION PLACE - 69 UNITS
- ④ MAIN STREET / ANN STREET - 63 UNITS
- ⑤ OTHER (SCATTERED LOCATIONS) - 35 UNITS
- ⑥ YMCA - 75 UNITS

SUBTOTAL - 659 UNITS

COMPLETED 2000 - 2004

- ⑦ ART SPACE - 46 UNITS
- ⑧ 55 ON THE PARK - 110 UNITS

SUBTOTAL - 156 UNITS

UNDER CONSTRUCTION - 2005

- ⑨ TRUMBULL ON THE PARK - 100 UNITS
- ⑩ HARTFORD 21 - 262 UNITS

SUBTOTAL - 362 UNITS

PROPOSED - 2005

- ⑪ 266 PEARL STREET
- ⑫ 410 ASYLUM STREET

EXISTING 2000 - 659 UNITS

SINCE 2000 - 518 UNITS

TOTAL - 1,177 UNITS

EXISTING PARKING

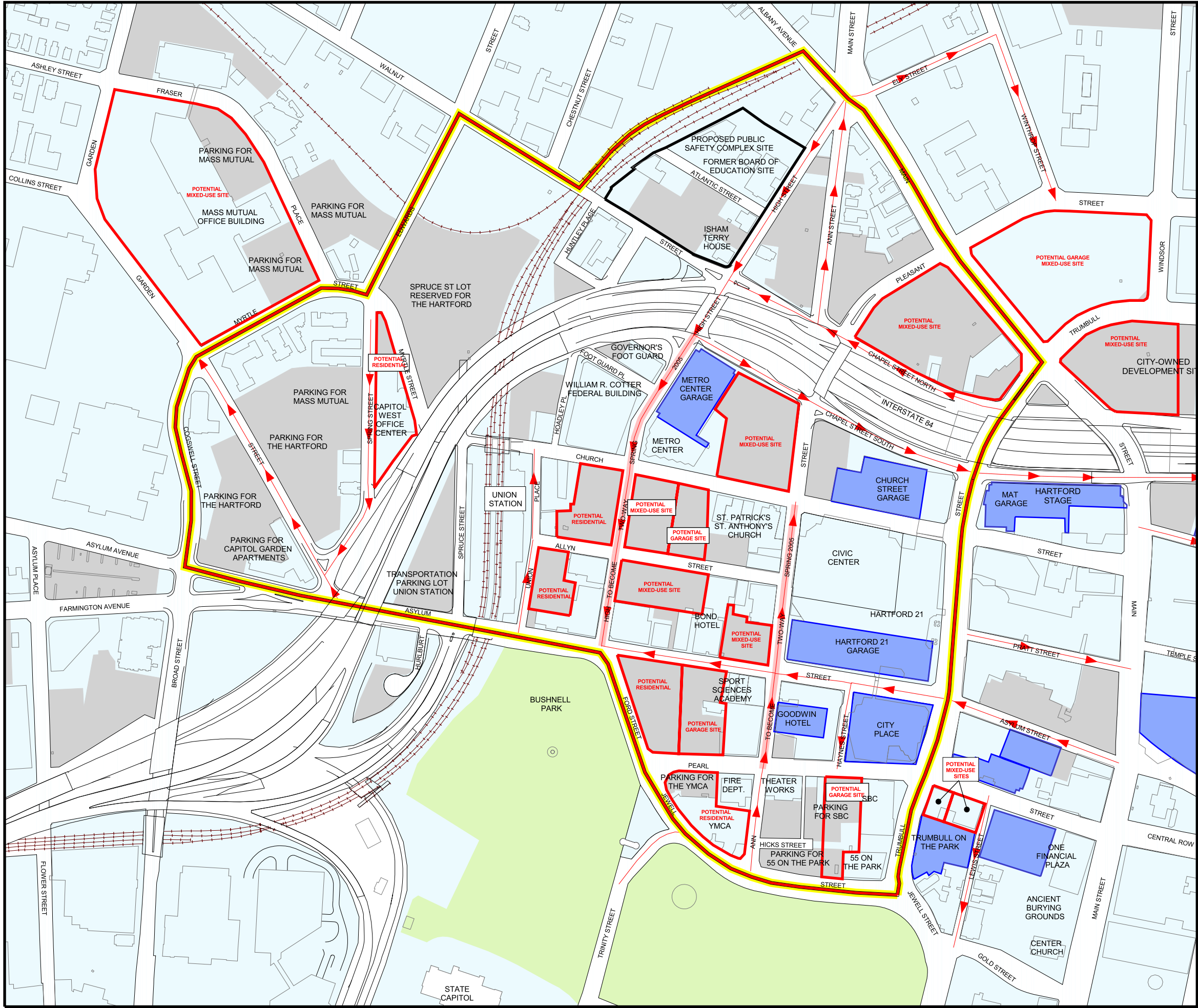
- PARKING GARAGE
- SURFACE PARKING LOT

100 0 100 200 Feet



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DOWNTOWN WEST POTENTIAL DEVELOPMENT SITES

POTENTIAL DEVELOPMENT SITE

EXISTING PARKING

PARKING GARAGE

SURFACE PARKING LOT

100 0 100 200 Feet



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